

ADDENDUM #2

REQUEST FOR PROPOSAL FOR PROFESSIONAL ENGINEERING/ARCHITECTURAL AND RELATED SERVICES FOR THE WILLARD PARK GARAGE IMPROVEMENTS for the City of Cleveland Department of Public Works

AUGUST 21, 2015

PLEASE INCLUDE THE FOLLOWING **CLARIFICATIONS**
TO THE ORIGINAL REQUEST FOR PROPOSAL

CLARIFICATION #1:

Numerous questions were asked in regard to the Willard Park Garage and adjacent convention center construction.

Documents regarding Willard Park Garage are available via Dropbox. Currently, three (3) documents are available in the Dropbox file: the original Request for Proposal (RFP), the Restoration Assessment Willard Park Garage document, dated June 13, 2014, and the 1995 parking garage construction drawings. The proposers should note that the 1995 construction drawings are not as-built drawings. Access to the Dropbox file can be obtained by contacting Mr. Christopher Diehl, AIA LEED GA, Manager of the Division of Architecture and Site Development, by e-mail at cdiehl@city.cleveland.oh.us. Record drawings of Willard Park Garage, both the original 1973 construction and the subsequent 1995 construction drawings shall be made available to the successful proposer. These record drawings are only available in "hard copy."

CLARIFICATION #2:

What was revealed of the garage wall when it was uncovered during excavation for the new convention center? Was there waterproofing on the walls? Was water flowing into the garage from the convention center site?

Descriptions and photographs of the site drainage conditions, existing exposed garage wall and work performed at the time of excavation are contained in the Restoration Assessment Willard Park Garage document, dated June 13, 2014, Appendix F – Cleveland Medical Mart & Convention Center Observation Report. A bulkhead wall was constructed and storm lines were reworked in an attempt to prevent water from flowing from the convention center site into the garage.

CLARIFICATION #3:

Can consultants perform follow-up site visits on their own and are there any requirements?

Please refer to page 7 of the original RFP, under Site Review, for detailed instructions on obtaining access to the Willard Park Garage. The building office is located in the southwest corner of Willard Park Garage on Level 1.

CLARIFICATION #4:

Are there any site specific safety concerns that the consultants must consider, i.e.: are safety vests, traffic cones, etc. required? Is there a written City safety protocol that must be followed?

The consultant alone shall be responsible for means and methods of project safety. The successful proposer shall provide a "certificate of insurance" as required by the RFP. The City does not have safety rules for vendors or contractors. However, contractors must coordinate any and all activities with the City of Cleveland, Division of Parking Facilities to the extent as necessary and as per detailed instructions, included in page 7 of the original RFP, in order to maintain facility operation with interruptions.

CLARIFICATION #5:

What is required of the consultant working on site: i.e. are City-issued ID badges, background checks, etc., required?

Please refer to the RFP for requirements for site access, including page 7, which states: "... Individuals must report to the building office, present a government issued picture I.D. and state the nature of their visit, prior to commencing their review and observations...."

CLARIFICATION #6:

Were any improvements made to the Willard Park Garage since its construction in 1995?

During the 1995 construction, the new fire lane north of City Hall, composed of a concrete slab, was believed to be inadequate to support the load of fire truck(s). Therefore, an additional concrete slab was added on top of the already placed slab. Since the 1995 construction, improvements include, but are not limited to, the following: some Plaza Level non-functioning drains were replaced and found to be obstructed with concrete, possibly from the additional slab pour; in response to the events from September 11, 2001, security improvements were added, such as concrete islands with bollards and concrete planters at the fire lane; expansion joints covers were replaced approximately ten (10) years ago at the Plaza Level and, as funds permitted, the lower levels.

CLARIFICATION #7:

Were any of the 2014 assessment's "recommended work" performed or implemented? Was any other water intrusion work performed on the Willard Park Garage since the 2014 assessment?

No capital improvements projects have been implemented in order to perform the assessment's "recommended work." Only minor maintenance projects have been undertaken, including but not limited to, the following: recent concrete patch repair work in the fire lane, which has since deteriorated; some cracks in the concrete walks, drives and parking deck were filled with sealant as a part of on-going maintenance work; and replacement of failed sealant joints in masonry and glazing at the Plaza Level east and west stair and elevator enclosures ('Kiosks') was performed in 2015. Parking deck expansion joints covers adjacent to the enclosures were not replaced.

CLARIFICATION #8:

Is pre-RFP testing or post-RFP testing expected to be performed by the consultant?

Post-RFP testing by the successful proposer is anticipated to be necessary, the extent shall be as determined by the consultant. Pricing for the anticipated testing shall be included in the consultants' proposal fee.

CLARIFICATION #9:

Were the two (2) monitoring wells part of the 1995 construction or part of the 2014 assessment? Have there been additional readings from the monitoring wells?

The monitoring wells were constructed as part of the 2014 assessment. The whereabouts of any additional testing readings, if any, are unknown. Refer to Restoration Assessment Willard Park Garage document, dated June 13, 2014, Appendix C – Geotechnical Memorandum with Soil Boring Logs and Monitoring Well Results.

CLARIFICATION #10:

Will the City issue an addendum with responses to all questions, as well as the pre-proposal meeting attendees list?

The Non-Mandatory Pre-Proposal Conference Sign-In Sheets are included as an attachment to this Addendum.

CLARIFICATION #11:

Has the City, or its geo-technical consultant, continued to check the two (2) ground water monitoring wells installed by URS [now doing business as AECOM™]? If so, can this data be made available prior to submitting proposals?

Please refer to the response to Clarification #9.

CLARIFICATION #12:

Does the City have copies of the geo-technical report developed for the design and construction of the existing garage? If so, will this report be made available to the Consultant Team?

It is unknown if the City possesses the geo-technical report(s) or any other pertinent reports for the existing garage. The City, at its discretion, will make available pertinent files for review to the successful proposer. No known directory or index of documents is available. Should existing records, data, or information be available regarding the construction of the Willard Park Garage, the City will provide such documentation to the successful consultant team.

CLARIFICATION #13:

Is a full assessment of the Willard Park Garage, other than the water infiltration issues, part of this project? If so, please clarify scope:

- ***MEP/FP systems?***
- ***Architectural systems other than waterproofing components?***
- ***Structural systems not associated with water infiltration issues?***

Assessment of these systems will be required to the extent as necessary in order to determine the cause(s) of water intrusion, an engineered solution to stop the water intrusion leakage and the repair of water damaged/deteriorated building components and systems.

CLARIFICATION #14:

Phase 2 Scope of Services and associated fees will be based on findings and recommendations made in Phase 1. Will the City consider establishing Phase 2 fees after Phase 1 is complete?

Please refer to the RFP, Item I. Compensation, page 15: "... Consultant Team's Fee and Reimbursable Expenses for Phase 1 and Phase 2 shall be as proposed by the Proposer, negotiated and agreed upon with the City...." and "... The Consultant Team's proposal shall indicate the proposed fee for each of the phase/stages of consulting services and include an appropriate amount for reimbursable expenses in each phase/stage...."

CLARIFICATION #15:

Is replacement of the City Hall North Service Elevator part of the Phase 2 scope?

No, the replacement of the elevator is not part of the scope of work for this project. However, remediating the water intrusion into the elevator shaft and repair of water-damaged building components is part of the scope of this project so that the elevator may be repaired/replaced as part of a future project.

CLARIFICATION #16:

Please clarify fee proposal requirement; specifically what is meant by the term "...lump sum, upset maximum fee...?" Reference RFP, Page 15, Paragraph I.

The fee proposal shall be expressed as a "lump sum" amount, which includes an "upset limit" for all services and reimbursable expenses. The "upset limit" shall include the cumulative fee allowable which the consultant team shall not exceed without express written authorization. Any costs in excess of the "upset limit" are the responsibility of the consultant.

CLARIFICATION #17:

We are requesting any available information pertaining to:

- ***Geo-technical and design information for the south wall tie-back system.***
- ***Geo-technical and design information for the caisson barrier.***
- ***Reports or findings pertaining to disruption, damage or repairs to the City Hall structure resulting from either the 1973 original garage construction or the 1995 garage replacement.***

Please refer to the response for Clarification #12.

CLARIFICATION #18:

Can we reframe the Phasing of the work to do a more thorough investigative analysis at the front end in order to educate and focus the scope of the design solution?

Yes, the City of Cleveland shall entertain recommendations for the actual execution of the work, based upon supporting information provided by the successful proposer as submitted for review and approval by the City.

Attachment to Follow: [Non-Mandatory Pre-Proposal Conference Sign-In Sheets – Five (5) Pages]

**THE PROPOSAL SUBMISSION DATE
SHALL REMAIN
FRIDAY, AUGUST 28, 2015 at 12:00 NOON.**

**THIS ADDENDUM CONSISTS OF
A TOTAL OF TEN (10) PAGES, INCLUSIVE OF ALL ATTACHMENTS**

END OF ADDENDUM #2

ADDENDUM #2

NON-MANDATORY PRE-PROPOSAL CONFERENCE SIGN-IN SHEET

PROJECT: WILLARD PARK GARAGE IMPROVEMENTS RFP

DATE: AUGUST 6, 2015

	NAME	REPRESENTING	PHONE, FAX AND E-MAIL ADDRESS
1.	CHRISTOPHER DIEHL	C.O.C./MoCAP/DASD	216.664.3577 216.664.4220 cdiehl@city.cleveland.oh.us
2.	TOM NAGER	C.O.C./P.W./PROP. MGT.	TNAGER@CITY.CLEVELAND.OH.US
3.	RICHARD SEITZ	DASD	216 664-3655 rseitz@city.cleveland.ohio
4.	ROD CASTRO	PARKING FAC	216-664-2999 Rcastro@City.Cleveland.oh.us
5.	SANDRA STACE	OEO	216-664-4029 SSTACE@CITY.CLEVELAND.OH.US

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	NAME	REPRESENTING	PHONE, FAX AND E-MAIL ADDRESS
6.	CHRISTINE PETRO	C.O.C./MoCAP/DASD	216.664.6260 216.664.4220 cpetro@city.cleveland.oh.us
7.	FREDERICK DOUGLAS	COSMOS TECHNOLOGIES	(216) 664-1170 frederickdouglas@cosmostechnologiesinc.com WWW.COSMOS
8.			
9.	ALI PARSIPOUR	Somat Engineering	216-479-0300 216-479-0301 aparsipour@somateng.com
10.	GWEN EVANS	CARL WALKER	(216) 264 2900 (216) 264 2903 gevans@carlwalker.com

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	NAME	REPRESENTING	PHONE, FAX AND E-MAIL ADDRESS
11.	RICHARD SEITZ	C.O.C./MoCAP/DASD	216.664.3655 216.664.4220 rseltz@city.cleveland.oh.us
12.	TONY MACASEK	EDI BUILDING CONSULTANTS	216 328 8254 amacasek@edibc.com
13.	AARON LOBAS	OSBORN ENGINEERING	216 861 2020 x 3028 ALobas@OSBORN-ENG.COM
14.	MARK CHURPEK	WISS, JANNEY, EUSTON ASSOCIATES, INC.	216.642.2300 mchurpek@wje.com
15.	Jen Kalin	R.E. Warner	440.835.9400 440.835.9474 jkalin@rewarner.com

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PROJECT: WILLARD PARK GARAGE IMPROVEMENTS RFP DATE: AUGUST 6, 2015

	NAME	REPRESENTING	PHONE, FAX AND E-MAIL ADDRESS
16.	John Kabak	GPD Group	330-572-2100 (p) jkabak@gpdgroup.com
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19.			
20.			

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PROJECT: WILLARD PARK GARAGE IMPROVEMENTS RFP

DATE: AUGUST 6, 2015

	NAME	REPRESENTING	PHONE, FAX AND E-MAIL ADDRESS
21.	RAY C.S. Chan	Consulting Engineering, Inc	216-224-6293 (cell) 440-238-9699 RAY.Chan@ConsultingEngineeringInc.com
22.	John F. Wellinger	THP Limited Inc.	614-448-7890 jwellinger@thpLtd.com
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24.			
25.			